

CHAPTER 4

USE AND AREA DISTRICTS

Art. 4-1

AGRICULTURAL DISTRICT (A)

This district is intended to preserve and maintain the open character of designated areas by discouraging urban development and preserving the pursuit of an agricultural livelihood. The "A" Agricultural District may also be utilized to maintain agricultural activities on land suited to future urban development pending proper timing and economical provision of public utilities and community facilities needed to ensure orderly residential development. The uses permitted in the "A" Agricultural District are intended to accommodate normal farming, forestry and gardening activities, along with rural residences. It is anticipated that property in the "A" District may be changed to urban zone classifications as development occurs.

A. Permitted Uses

1. Residences related to agricultural activity
2. Public buildings
3. Utility substations
4. Open spaces
5. Television and radio towers
6. Stand for sale of products.

B. Uses Permitted Upon Review by the Planning Commission - The following uses may be permitted upon review by the Planning Commission:

1. Cattle feedlot operations
2. Animal sales yard
3. Animal hospitals and storage
4. Riding stables
5. Country clubs
6. Cemeteries
7. Mobile Home
8. Building or structure previously located at another location.
9. Agricultural activity such as farming, dairying, livestock and poultry raising, hatcheries, outdoor plant nurseries, truck farming and horticultural.

C. Procedure for Review of Special Uses by Planning Commission

The procedure for review of special uses will be the same as outlined in Section C, Article 4-3 (Single Family Residential)

D. Lot Area

The minimum lot area shall be two and one-half acres.

E. Lot Width

The minimum lot width shall be 100 feet.

F. Yard Requirements

Each lot shall have front, side, and rear yards not less than the depths or widths following:

1. Front yard depth: Minimum of 50 feet from the building
2. Side yard: Minimum of 30 feet from the building
3. Rear yard: Minimum of 30 feet from the building

G. Bulk and Height Requirements

There shall be no bulk and height requirements.

H. Structure Coverage

The area occupied by structures including accessory uses shall not exceed 35 percent of the total area of such lot.

I. Parking and Loading

Provisions for adequate off-street parking and maneuvering of vehicles on private property shall be made. Loading and unloading facilities for livestock, crops or other agricultural goods must be a minimum of twenty-five (25) feet from the street right-of-way line.

J. Other Conditions

No storage of manure, odor or dust producing materials shall be permitted within one-hundred (100) feet of any adjoining property line.

K. Development in Flood Plain

Notwithstanding any regulations otherwise contained herein, if the lot or land site lies within a flood plain area within the City of Atkins, all development must first comply with provisions of the City's adopted Flood Plain Damage Prevention Ordinance (Chapter 14.08 of the Atkins Municipal Code) prior to consideration being given to the issuance of a building, mobile home or building relocation permit.

*Retaining wall - 25' from center of street
Does not require permit*

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The minimum lot width shall be 100 feet.

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J. Signs

Signs shall not exceed sixteen (16) square feet in area.

K. Other Conditions

No storage of manure, odor or dust producing materials shall be permitted within one-hundred (100) feet of any adjoining property line.

L. Development in Flood Plain

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